

63-1-1

WARRANTY DEED  
Joint Tenancy

57-118

017007

TRANSFER  
TAX  
PAID

KNOW ALL MEN BY THESE PRESENTS, THAT EDWARD L. ATKINS, of 155 Main Street, Waterville, ME., County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by ROLAND BOURGOIN and JEANNETTE BOURGOIN, whose mailing address is Edwards Street, Waterville, ME.

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said ROLAND BOURGOIN and JEANNETTE BOURGOIN, as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land located in Waterville, ME, County of Kennebec, State of Maine, with the buildings thereon, bounded and described as follows, to wit:

A certain lot or parcel of land, together with the buildings thereon, situated in said Waterville and bounded and described as follows, to wit:

Commencing in the northerly line of Edwards Street at a point sixty (60) feet easterly in the northerly line of Edwards Street from the southeasterly corner of land now or formerly of Archange Breton; thence northerly parallel to said Breton's east line and sixty (60) feet distance therefrom to the southerly line of land now or formerly of Charles Kelsey; thence easterly in the southerly line of said Kelsey fifty (50) feet to land now or formerly of Augustus Marshall; thence southerly in the westerly line of land now or formerly of Augustus Marshall to the northerly line of said Edwards Street; thence westerly in the northerly line of Edwards Street fifty (50) feet to the point of beginning.

Reserving and excepting a right of way to the homestead lot of Augustus Marshall over the well-defined driveway located on the easterly end of the above described land, so long as the said Augustus Marshall, his wife or the children of said Augustus Marshall may own or occupy the premises to which said right of way leads or the present homestead.

Being the same premises conveyed to EDWARD L. ATKINS by deed of HAROLD A. LABBE dated July 8, 1963 and Recorded in the Kennebec County Registry of Deeds in Book 1309, Page 108.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said ROLAND BOURGOIN and JEANNETTE BOURGOIN, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said ROLAND BOURGOIN and JEANNETTE BOURGOIN, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said ROLAND BOURGOIN and JEANNETTE BOURGOIN to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said ROLAND BOURGOIN and JEANNETTE BOURGOIN, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said EDWARD L. ATKINS, joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 14th day of July , 1989.

Signed, Sealed and Delivered

in presence of

   
EDWARD L. ATKINS

STATE OF MAINE  
County of Kennebec

July 14 , 1989

Then personally appeared the above named EDWARD L. ATKINS, and acknowledged the foregoing instrument to be his free act and deed. Before me,

  
~~Notary Public~~/Attorney at Law

John E. Nale

RECEIVED KENNEBEC SS.

1989 AUG -7 AM 9:00

NOTARY J. E. Nale